

Patel Taylor Architects
48 Rawstorne Street
London
EC1V 7NDApplication Ref: **2016/0887/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

12 April 2016

Dear Sir/Madam

DECISION

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Process set out by condition O.2 of Schedule 2 Part 3 Class O of The Town and Country
Planning (General Permitted Development) (England) Order 2015 (as amended by SI 2016
No. 332)

Certificate of Lawfulness (Proposed) Prior Approval refused

The Council, as local planning authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority:

Address of the proposed development:**85 Royal College Street
London
NW1 0SE****Description of the proposed development:**

Change of use from studio offices (Class B1a) to residential use (Class C3) at ground and part mezzanine floor levels in connection with the existing residential use on the upper floors to form a single dwelling house (Class C3).



Information that the developer provided to the local planning authority:

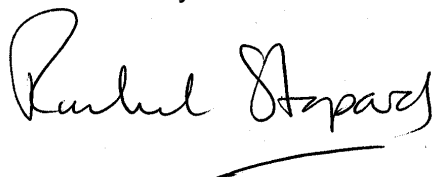
Drawing Nos: PTA-242-0-00 rev PL0, PTA-242-1-00 rev PL2, PTA-242-1-001 rev PL2.

Reason for refusal:

- 1 The ground and mezzanine floor levels are already in Class C3 residential use and therefore the development is considered to have begun prior to the determination of criteria a-d as set out in sub-paragraph O.2. As such, the proposal does not accord with Condition O.2 of Class O of Part 3 of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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